

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*			
					Group	B	Overall	
Program Progress:			PJs in State:		19			
% of Funds Committed	99.77 %	98.07 %	5	96.48 %	78	77		
% of Funds Disbursed	95.82 %	93.46 %	6	89.00 %	86	83		
Leveraging Ratio for Rental Activities	4.53	8.28	1	4.81	100	100		
% of Completed Rental Disbursements to All Rental Commitments***	79.72 %	92.50 %	16	83.25 %	26	21		
% of Completed CHDO Disbursements to All CHDO Reservations***	59.89 %	76.94 %	17	70.99 %	26	24		
Low-Income Benefit:								
% of 0-50% AMI Renters to All Renters	70.76 %	82.18 %	19	81.75 %	15	18		
% of 0-30% AMI Renters to All Renters***	29.98 %	51.37 %	19	45.84 %	20	23		
Lease-Up:								
% of Occupied Rental Units to All Completed Rental Units***	99.51 %	97.78 %	9	96.12 %	54	54		
Overall Ranking:			In State:		17 / 19	Nationally:	31	36
HOME Cost Per Unit and Number of Completed Units:								
Rental Unit	\$28,643	\$28,167		\$27,889	407 Units	38.00 %		
Homebuyer Unit	\$13,259	\$16,610		\$15,632	590 Units	55.10 %		
Homeowner-Rehab Unit	\$16,122	\$15,715		\$21,037	73 Units	6.80 %		
TBRA Unit	\$0	\$4,145		\$3,206	0 Units	0.00 %		

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Worcester MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0 %

1.2 %

R.S. Means Cost Index: 1.14

\$131,910	\$85,144	\$42,317
\$155,501	\$105,212	\$23,795
\$99,461	\$78,568	\$23,907

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	44.2	35.9	54.8	0.0
Black/African American:	15.8	17.1	5.5	0.0
Asian:	1.0	3.4	1.4	0.0
American Indian/Alaska Native:	2.2	0.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.2	0.2	0.0	0.0
Asian and White:	0.2	0.3	0.0	0.0
Black/African American and White:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.2	0.0	0.0
Other Multi Racial:	1.5	1.5	2.7	0.0
Asian/Pacific Islander:	0.5	1.5	2.7	0.0

ETHNICITY:

Hispanic	34.3	39.0	32.9	0.0
----------	--	--	--	---

HOUSEHOLD SIZE:

1 Person:	46.4	16.4	20.5	0.0
2 Persons:	16.5	14.7	20.5	0.0
3 Persons:	14.8	21.4	16.4	0.0
4 Persons:	11.6	24.4	21.9	0.0
5 Persons:	7.9	18.0	13.7	0.0
6 Persons:	2.5	3.7	2.7	0.0
7 Persons:	0.2	1.4	2.7	0.0
8 or more Persons:	0.0	0.0	1.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	44.0	24.9	23.3	0.0
Elderly:	20.7	4.6	27.4	0.0
Related/Single Parent:	15.3	25.3	15.1	0.0
Related/Two Parent:	15.6	42.5	32.9	0.0
Other:	3.5	2.7	1.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.9	3.9 [#]
HOME TBRA:	0.5	
Other:	22.5	
No Assistance:	51.1	

of Section 504 Compliant Units / Completed Units Since 2001 168

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Worcester

State: MA

Group Rank: 31
 (Percentile)

State Rank: 17 / 19 PJs

Overall Rank: 36
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	79.72	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	59.89	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.76	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	99.51	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

